

HEARING OFFICER STUDY SESSION

TUESDAY
SEPTEMBER 15, 2015

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
4:30 PM

The Hearing Officer reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Study Session.

Study Session agenda:

1. Review of September 15, 2015 Agenda

<p>The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public hearings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public hearing.</p>
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Advertised: Monday, August 31, 2015



PUBLIC HEARING AGENDA

**REVISED
Hearing Officer
September 15, 2015**

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
Study Session at 4:30 PM
5:00 PM

1. **CONSIDERATION OF MEETING MINUTES:** September 1, 2015 [20150901Minutes.pdf](#)
2. Request approval to abate public nuisance items at the **LOPIANO PROPERTY (CE152969)** located at 101 East Geneva Drive. The applicant is the City of Tempe.

STAFF REPORT: [HOr_LopianoPropAbate_091515.pdf](#)
3. Request approval to abate public nuisance items at the **BOECKMAN PROPERTY (CE153569)** located at 425 East Hermosa Drive. The applicant is the City of Tempe.

STAFF REPORT: [HOr_BoeckmanPropAbate_091515.pdf](#)
4. Request approval for a use permit to allow parking in the front yard setback for the **DEMATTEI RESIDENCE (PL150323)** located at 1953 East Dunbar Drive. The applicant is David Ross/Ross Design Group LLC.

STAFF REPORT: [HOr_DematteiResidence_091515.pdf](#)
5. Request approval for a use permit standard to reduce the west side yard setback to the minimum setback standard required in the R1-7 District and a use permit standard to reduce the west side yard setback by 20% for the installation of an accessory building for the **JACOBSEN RESIDENCE (PL150330)** located at 1324 East Divot Drive. The applicant is John Jacobsen.

STAFF REPORT: [HOr_JacobsenResidence_091515.pdf](#)
6. Request approval for a use permit to allow a massage business for the **K MASSAGE (PL150335)** located at 1853 East Baseline Road. The applicant is Anthony Lawlor.

STAFF REPORT: [HOr_KMassage_091515.pdf](#)
7. Request approval for a use permit standard to reduce the front yard setback to allow a garage addition for the **HILL RESIDENCE (PL150340)** located at 9320 South Lakeshore Drive. The applicant is Gordon Hill/Design Development.

STAFF REPORT: [HOr_HillResidence_091515.pdf](#)

8. Request approval for a use permit to allow RV parking to be located in the front yard setback for the **BRINER RESIDENCE (PL150311)** located at 3525 South Poplar Street. The applicant is Donald Briner.

STAFF REPORT: [HOr_BrinerResidence_091515.pdf](#)

9. Request approval for a use permit to allow a tobacco retailer for **FIESTA PLAZA – OASIS VAPE (PL150298)** located at 7520 South Rural Road, Suite No. A4. The applicant is Gianni Martinez.

CASE CONTINUED FROM SEPTEMBER 1, 2015 HEARING OFFICER

STAFF REPORT: [HOr_OasisVape_091515.pdf](#)

10. Request approval for two (2) variances to reduce the street side yard setback and the off street parking requirements for **1647 EAST BROADMOR DRIVE (PL150287)** located 1647 East Broadmor Drive. The applicant is Manjula Vaz/Gammage & Burnham PLC.

STAFF REPORT: [HOr_1647EBroadmorDr_091515.pdf](#)

11. Request approval for two (2) use permit standards to reduce the north and south side yard setbacks by 20% for a home addition for the **CARLSON RESIDENCE (PL150204)** located at 7918 South Ash Avenue. The applicant is Kevin Fulkerson/Cornerstone Design.

CASE CONTINUED TO THE OCTOBER 6, 2015 HEARING OFFICER

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Agenda Advertised: Monday, August 31 2015
Revised Thursday, August 27, 2015 – continued cases from 9/1 HO agenda.